



**STATEMENT OF PROCEEDINGS  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES GRAND AVENUE AUTHORITY  
KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 374-A  
LOS ANGELES, CALIFORNIA 90012**



**Monday, July 27, 2015**

**10:00 AM**

AUDIO LINK FOR THE ENTIRE MEETING. (15-3644)

**Attachments:** [AUDIO](#)

**Present:** Chair Hilda L. Solis, Vice Chair José Huizar,  
Secretary Sachi A. Hamai and Director Steve Valenzuela

**I. ADMINISTRATIVE MATTERS**

1. Call to Order. (15-3487)

**Chair Solis called to order the sixty-seventh meeting of the Los Angeles Grand Avenue Authority at 10:01 a.m., with a quorum of members present.**

2. Approval of the April 27, 2015 meeting minutes (continued from meeting of 7/1/15). (15-3091)

**On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.**

**Attachments:** [SUPPORTING DOCUMENT](#)

3. Approval of the July 1, 2015 Special Meeting Minutes. (15-3489)

**On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.**

**Attachments:** [SUPPORTING DOCUMENT](#)

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## **II. RECOMMENDATIONS**

**The following items were discussed after Closed Session Item No. 7.**

4. Approve and authorize the thirteenth amendment to the existing legal services contract between the Grand Avenue Authority and Gilchrist and Rutter to revise their scope to engage a subconsultant to advise on specialized real estate matters for an amount not to exceed \$20,000 (except to the extent reimbursed by third parties). - Bradford Bolger (15-3533)

**On the motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved without discussion.**

5. Consider the Equinox branded hotel as the Hotel Operator proposed by Developer Grand Avenue L.A., LLC submitted to the Authority on April 27, 2015, and either approve or disapprove. - Bradford Bolger (15-3534)

**Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item for consideration of the hotel operator in accordance with the Phase I Schedule of Performance.**

**Director Valenzuela made a motion to approve this item with conditions as recommended by staff. Helen Parker, Counsel, indicated that the conditions can include those discussed but are not limited to the following:**

- **Must be a Four Star Hotel;**
- **Must receive approval from the City of Los Angeles in terms of a support of a TOT Rebate Agreement; and**
- **Must link to the Letter of Intent on Equity at desired amount.**

**Ms. Parker added that subject to review of the aforementioned conditions, this action can be brought back at the next meeting for final approval.**

**Ms. Parker also asked the JPA Authority to consider a motion to add to the agenda, a comparable push back of the July 31, 2015 milestone date for Authority final action on the hotel operator that revises the milestone date to four working days past the next regular meeting scheduled for August 24, 2015; this motion is necessary and in accordance with the Ralph M. Brown Act when a need for action is brought to the attention of the JPA Authority after the agenda is posted.**

**On motion of Director Valenzuela, seconded by Vice Chair Huizar, and unanimously carried, the JPA Authority made a finding that there was a**

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**need for immediate action and approved a push back of the milestone date to four days after the August 24, 2015 meeting.**

**On motion of Chair Solis, seconded by Vice Chair Huizar, and unanimously carried, the JPA Authority approved the Hotel Operator with the aforementioned conditions subject to final review and approval at the next meeting.**

- 6.** Consider the request by Grand Avenue L.A., LLC for a short term extension to the Grand Avenue Phase IIC (Parcel L partial) and Phase III (Parcel W-2), Schedule of Performance in the Second and Third Amendments to the Disposition and Development Agreement with respect to milestones with the current deadline of July 1, 2015. - Bradford Bolger (15-3535)

**Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and recommended approval based on a request received on July 14, 2015 from Related for a short term extension on the initial deadline of July 1, 2015 to September 30, 2015 for the schematic design plans for Phase IIC (Rear of Parcel) and Phase III (Parcel W 2). Due to issues including the DDA's linkage of Phase IIC and Phase III, staff has determined that there is a need for comprehensive review of all parcel schedules and an evaluation of the issues related to any further extensions.**

**On motion of Director Valenzuela, seconded by Chair Solis, this item was approved.**

### **III. CLOSED SESSION**

- 7.** CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Parcel Q, Parcel L, and Parcel W-2 of the Bunker Hill Urban Renewal Project Area and the Grand Park parcels.

JPA Real Property Negotiators: Bradford Bolger, Christine Frias, Chia-Ann Yen, Maria Cabildo, Ben Polk, Cindy Chen, Thomas Webber, Paul Rutter, Diane Hvolka, Maurice Robinson

Negotiating Parties: Grand Avenue L.A., LLC  
Under Negotiation: Price and Terms of Payment. (15-3537)

**This item was discussed after Agenda Item No. 3.**

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**Helen S. Parker, Counsel, announced the above Notice of Closed Session.**

**The JPA Board recessed to Closed Session at 10:04 a.m. Present were Chair Solis, Secretary Hamai and Director Valenzuela. Vice Chair Huizar arrived at 10:11 a.m.**

**The Chair reconvened the Grand Avenue Authority meeting to open session at 11:18 a.m. Present were Chair Solis, Director Valenzuela, and Vice Chair Huizar. Absent was Secretary Hamai.**

**No reportable action was taken in Closed Session.**

#### **IV. MISCELLANEOUS**

- 8. Discussion of Future Agenda Items - Bradford Bolger. (15-3490)**

**An item to consider approval of the Hotel Operator with final conditions will be included on the next meeting agenda.**

- 9. Date of Next Regular Meeting scheduled for August 24, 2015 - Bradford Bolger. (15-3491)**

**Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, noted that the next regular meeting date is scheduled for August 24, 2015 at 10:00 a.m.**

- 10. Public Comment. (15-3492)**

**No members of the public addressed the Authority Board.**

- 11. Adjournment. (15-3493)**

**There being no further business to discuss, Chair Solis adjourned the meeting at 11:25 a.m.**